

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, FEBRUARY 22, 2005, IN THE CLARK MEMORIAL LIBRARY, 39 NORTH 9TH STREET, CLARKDALE, AZ.

A regular meeting of the Planning Commission of the town of Clarkdale was held on Tuesday, February 22, 2005, at 6:00 p.m., in the Clark Memorial Library, 39 North 9th Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Susan Sammarco	Present
Vice Chairperson	Robyn Prud'homme-Bauer	Present
Commissioners	Dewey Reiersen	Present
	Bob Noland	Present
	Curt Bohall	Present

Staff:

Community Development Director	Steven Brown
Planning Manager	Beth Escobar
Administrative Assistant	Charlene Stockseth

Others in Attendance: Victor Sammarco, 110 S. 15th Street, Clarkdale, AZ
Charles Montgomery, 1200 Lanny Ave., Clarkdale, AZ

- 1. CALL TO ORDER/ROLL CALL:** Chairperson Sammarco called the meeting to order at 6:07 p.m. All members were present.
- 2. MINUTES:** The minutes of January 18, 2005, were approved as written.
- 3. REPORTS:**
Chairperson's Report: None.
Staff Report: Planning Manager Escobar reminded the commission of the worksession and public hearing with Council tonight at 7:00 p.m. The applicant for the zoning change is here tonight. There has not been any public comment on the posted commercial zone change.
- 4. PUBLIC COMMENT:** The Planning Commission invites the public to provide comments at this time. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit their comments to five minutes.

There was no public comment.

Commissioner Prud'homme-Bauer made a motion to move Items 6 and 7 under New Business before Old Business. Commissioner Bohall seconded the motion. The motion passed unanimously.

- 5. PUBLIC HEARING on a Zoning Change Application for parcel number 406-26-016 at 721 Lisa Street in Foothills Terrace. The Zoning Change Application is requesting a zoning change for this parcel from R1 to C, providing for commercial development.**

Open Public Hearing:

Commissioner Prud'homme-Bauer motioned to open the public hearing.

Commissioner Reiersen seconded the motion. The motion passed unanimously.

There were no comments made by the public.

Staff Report:

Charles Montgomery, owner of Highland Village Apartments and Highland Village Mini-Storage, also owns a parcel of land on Lisa St. This is Lot 1 of the Foothill Terrace subdivision. This parcel is currently zoned R1. This parcel is .29 acres. The Foothill Terrace Subdivision was platted in 1972.

Mr. Montgomery is requesting a zoning change to Commercial for this property. In his application Mr. Montgomery lists the following potential uses for the property if the zoning change is granted:

- Access to self storage units and manager's residence
- Professional or business office
- Parking lot

Mr. Montgomery also mentions that he plans to attempt to purchase the corner lot on Lisa that is currently zoned commercial.

ADOT plans to install a roundabout at the Lisa, Hwy. 89A intersection. The roundabout, if installed, would effect the development of this area, creating a hub for the Foothill Terrace, Mingus Shadows residential areas.

There is a single-family residence directly to the west of this parcel, and several across the street.

General Plan Interpretation:

The Town of Clarkdale general plan indicates this particular parcel as low residential. The corner parcel on Lisa is designated as Neighborhood Commercial. Rezoning of this parcel would not require a Minor Amendment to the general plan. As the plan reads: *'A minor amendment is any proposal that effects an area twenty (20) acres in size or greater.'*

Recommendation:

Staff recommends that if the Commission chooses to approve this zoning change request, that the decision is based on the following findings:

- A. That the proposed Zoning Change conforms to the adopted goals, objectives and policies of the Town.
- B. That the proposed Zoning Change, as reviewed and approved, will not be detrimental to the public health, safety and general welfare.

If the Commission chooses to approve the request, the Commission would recommend the request to Council for approval and another public hearing would be held and another chance for the public to participate.

Applicant Presentation:

The applicant, Charles Montgomery, felt there was no public opposition and that there was a roundabout that could possibly increase the scope of commercial uses in that area.

The commissioners asked the applicant questions regarding the exact location of buildings, parking lot, access to parking lot and impact of traffic. The applicant was reminded that no right of way access could go through residential areas to get to the commercial areas. Planning Manager Escobar stated these concerns would be addressed through the Site Plan Review and the Design Review process.

Commissioner Prud'homme-Bauer motioned to close the public hearing.
Commissioner Noland seconded the motion. The motion passed unanimously.

Public Comment:

There was no public comment.

**6. CONSIDERATION AND POSSIBLE ACTION on a Zoning Change
Application for parcel number 406-26-016 at 720 Lisa Street in Foothills
Terrace. The Zoning Change Application is requesting a zoning change for this
parcel from R1 to C, providing for commercial development.**

Commissioner Noland stated this request would not be detrimental to the public health, safety and general welfare; would give secondary access to existing area and help the traffic flow. The zoning change would be a good transition to commercial development and the already existing residential development. Commissioner Noland motioned approval of the zoning change based on the above findings. Commissioner Prud'homme-Bauer seconded the motion. The motion passed unanimously.

OLD BUSINESS

7. **COMMERCIAL ZONING WORKSESSION** – Commissioner Prud'homme-Bauer motioned this item be tabled until next meeting. Commissioner Reiersen seconded the motion. The motion passed unanimously.
8. **ADJOURNMENT:** With no further business to discuss the meeting adjourned to the joint worksession with Council at 6:50 p.m.

APPROVED BY:

SUBMITTED BY:

Susan Sammarco
Chairperson

Charlene Stockseth
Administrative Assistant